

MINUTES

**HISTORIC PRESERVATION COMMISSION
1st FLOOR COMMUNITY DEVELOPMENT CONFERENCE ROOMS
7447 E. INDIAN SCHOOL ROAD
DECEMBER 11, 2003
5:00 P.M.**

CALL TO ORDER

The meeting was called to order at 5:00 P.M.

ATTENDANCE

Present: Cathy Johnson, Chairperson
Nancy Dallett
B.J. Gonzales
George Hartz
Kathy Howard
Ed Wimmer
Paul Winslow

Staff: Bob Caferella
Don Meserve
Debbie Abele, HPO
Monique De Los Rios-Urban

WELCOME TO NEW COMMISSIONERS, INTRODUCTIONS AND ROLL CALL

A formal roll call confirmed members present as stated above.

Chairperson Johnson introduced Mr. Paul Winslow as the newest appointed commission member.

MINUTES

Commissioner Dallett requested corrections to the November 13, 2003 minutes. On page 3, eight paragraph that reads: "Commissioner Dallett inquired if they would be encouraging removal of the sign." Should be changed to read: "Commissioner Dallett inquired if the entryway signage would be part of the design guidelines." On page 5, first paragraph, the following should be added: "The Commission agreed to participate in the 2004 Parada Del Sol Parade."

Commissioner Wimmer made a motion to approve the November 13, 2003, minutes as amended. Second by Commissioner Gonzales and passed by a vote of seven (7) to zero (0).

PRESENTATION/DISCUSSION: EVERY HOUSE CHANGES

Monique De Los Rios-Urban, Strategic Planning Division, provided a brief presentation on the Every House Changes study done by ASU and the City of Scottsdale, under the guidance of Catherine Spellman, Associate Professor, ASU College of Architecture and Environmental

Design. The idea was to look at the housing stock in south Scottsdale and to develop plans for revitalizing these homes. The plans were presented to the citizens in workshops and lectures and they were very well received.

Ms. De Los Rios-Urban, using a powerpoint presentation, reported the approach was to look at these homes and look at them in terms of what it would take to maintain and enhance the quality of the house. They looked at the buildings themselves, the conditions of the structures and looked at the neighborhoods they were located within. This study provided people with ideas for their home and neighborhood. They developed design ideas for improving the existing conditions and looked at exterior areas of these homes. They came up with different ideas for changing these homes or adding to them and transforming them. She reviewed the design recommendations.

Commissioner Dallett inquired how many homes were used as examples or samples. Ms. De Los Rios-Urban replied seven. She noted that all of the homes that were studied fell within three different residential zoning districts and the plans were designed to follow the zoning standards.

Ms. De Los Rios reported that plans were drawn and concepts explored and there were architectural scale models built by the students of these homes that were displayed.

Ms. De Los Rios stated the next step will be to create their own series of workshops and the concept would be to have levels of investment and provided information on several different things that can be done to those homes within those levels of investment.

Commissioner Gonzales inquired about the impetus for this study. Ms. De Los Rios stated this was not a Council request but they have some leeway to do research and they felt revitalization was a relevant issue in the southern part of the community. The City has partnered with ASU on other design studies in the past. She commented on how receptive homeowners have been to the different ideas. These people are very interested in making their homes more livable.

Commissioner Wimmer inquired when they were doing this study if they addressed how this approach would interact into the historic fabric of the neighborhood. Ms. De Los Rios-Urban replied that relating the designs to the existing historic character of the neighborhoods was not the design approach taken by Ms. Spellman and her students. Ms. De Los Rios-Urban believed, when they were doing this project, it was at the same time that Ms. Abele and staff began looking at the Post War neighborhoods. Ms. Abele stated that she has been clear about the areas they were considering for historic designation.

Chair Johnson requested that Ms. De Los Rios-Urban keep the Commission informed about when the next steps would take place on Every House Changes, such as workshops for homeowners.

Commissioner Gonzales stated that he would applaud the City for being aggressive and finding resources and actually doing something. He further stated he wished that they would also look at the preservation side. He noted another way to make a home more livable is by remodeling the house to be more energy efficient to keep the utility costs down.

DRAFT CRAFTSMAN COURT DESIGN GUIDELINES SECTION OF THE HP PLAN

Ms. Abele stated the HP ordinance requires that an HP plan is prepared for all designated properties after they are placed on the Scottsdale Historic Register. First, they start by preparing

the Character-Defining Features and Design Guidelines. The goal of the HP plan is to ensure the preservation of those character-defining features that distinguish the property and contribute to its significance. She noted that it is okay to add character-defining features as they move along and look closer at a building. They are not bound to the features if they missed some the first time. She noted the next step is to adopt design guidelines.

The Commission members have had a chance to review the text and the discussion began on Page 3 of the Craftsman Court Historic Preservation Plan – Character-defining physical features that distinguish Craftsman Court. The following areas were revised to read:

Page 3, Under Complex: Views from public right-of-way into interior of the complex.

Pedestrian walkways adjacent to the building storefront reinforce visual cohesive attractiveness of the complex and contribute to its strong indoor-outdoor character.

Page 4, -second bullet should be changed to read: Strong relationship of view and access indoor space to the outdoors.

Page 6, under Buildings 1, 2, & 7 last bullet should be changed to read: Two-inch offset open display storefront configuration.

Page 8, first bullet should be changed to read: Concrete masonry construction.

Page 9, under Building 5, first bullet should be changed to read: Rectangular building.

Page 10, second bullet point should be changed to read: A wood frame projection consisting of a series of narrow vertical wood fins divide the window wall into two sets of five vertical panels on each side of the current recessed first floor courtyard.

Page 11, under Rehabilitation No. 1 should be changed to read: Retain the historic scale and massing of Buildings 1, 2, 5 & 7 so as to maintain the pedestrian scale of the complex along the street frontages and interior courtyard.

No. 2 should be changed to read: Maintain the simple flat or low-pitched roof forms and configuration and broad overhanging eaves of the construction.

No. 5 should be changed to read: Retain window, wall and door configuration of the storefronts of Buildings 1, 2, and & 7.

No. 7 should be changed to read: Repair and / or selectively replace damaged wood posts of the colonnade, as needed, with posts of similar material and design.

Consider removal of steel bases of perimeter posts.

No. 9 should be changed to read: Consider removing roof mounted HVAC units and replacing with smaller units or ground mounted system. If undertaken removal of screen walls.

No. 10 should be changed to read: Consider removal of metallic mechanical screening, signage and light fixtures.

Add No. 11 to read as follows: Consider removal of non-original window covering.

Add No. 12 to read as follows: Consider relocating original stain glass panels.

Page 12, under additions, No. 1 should be changed to read: Additions will be limited to buildings 3, 4, and 5a.

No. 2 should be changed to read: Additions will be sited to not intrude into the central courtyard or the access walkways.

No. 3 should be changed to read: Additions to buildings will be subordinate in size to the main building.

No. 4 should be changed to read: Second story additions to buildings 3 and 4 are acceptable provided that they are set back from the courtyard façade and the original buildings' roof lines and trim area maintained structural system will not be visible along the primary façade.

No. 5 should be changed to read: Additions should be constructed of concrete masonry with masonry units similar in size as those found on the adjacent facades of the historic buildings.

Page 12, under New Construction, No. 4 should be changed to read: Rooflines of new buildings should be flat or low-pitched gables with overhanging eaves or something proportional to the existing building.

REPORT ON FINDINGS FROM CITYWIDE MULTI-FAMILY HOUSING SURVEY

Ms. Abele presented the Commission with the final context report that was developed as part of the study on the postwar multi-family housing in Scottsdale. Copies of the historic context and pictures of properties recommended as eligible for the National Register of Historic Places (NRHP) were provided to Commissioners.

Ms. Abele stated that there are seven individually eligible multifamily projects, four eligible districts with several properties each, and several multifamily projects that contribute to single-family neighborhood districts. She provided information on the seven eligible multifamily projects and the four districts. Photos of some of these projects were included in the handouts along with a map showing the locations of eligible projects built between 1948 and 1964.

She stated the next step would be to take this information to the Historic Register Committee so they can look at the eligibility recommendations.

EAST VALLEY COALITION

Chairperson Johnson stated the East Valley Coalition includes the Mesa Historic Preservation Committee, Tempe Historic Preservation Commission, and the Scottsdale Historic Preservation Commission. She further stated Monday night, December 8th, the Chairs and Vice Chairs met at Monty's in Tempe. She described the Monday meeting. It was suggested that a joint meeting be set for February 24, 2004, to discuss what is happening in each community on historic preservation.

Chairperson Johnson suggested they discuss their role as it relates to other commissions at their January retreat.

COMMITTEE REPORTS

Historic Register

Commissioner Gonzales stated that many teams of two people are still working on their assignments to research two neighborhoods house-by-house. Ms. Abele stated their assignments are due back to staff on January 15th. The next committee meeting would be in February.

Education Outreach

Commissioner Hartz stated he would schedule a meeting of the Education Outreach Committee for January 7th.

HPO STAFF REPORT AND ANNOUNCEMENTS

Mr. Meserve requested any additional commissioners' comments on the Mitigation Guide.

Mr. Meserve stated an RFP for the archeologist contract went out and they have selected four firms to recommend to City Council for contracts. Chairperson Johnson provided input into the selection process by sharing her knowledge of the firms submitting proposals.

Mr. Meserve inquired if it would be okay with the Commission, as they have done in the past, to invite the Scottsdale Historical Society to participate in the Parada del Sol with the Commission. The Commission agreed to invite the board to join them in the parade.

FUTURE MEETINGS AND AGENDA ITEMS

Ms. Abele stated the retreat will be held on January 24, 2004, from 10:30 to 2:30.

Chair Johnson reported the next regular meeting will be held on January 8, 2004 and that elections will be on the agenda.

Meeting adjourned at 7:15 p.m.

Submitted by:

For the Record Court Reporters